



**Callan-Boswell House, item agenda 67, C14H-2010-0016, 408 E. 33rd st** Thursday, August 26, 2010 9:39 AM

**From:** "Geoffrey Journey-Kaler" <geojk@yahoo.com>

**To:** lee.leffingwell@ci.austin.tx.us, chris.riley@ci.austin.tx.us, laura.morrison@ci.austin.tx.us, bill.spelman@ci.austin.tx.us, sheryl.cole@ci.austin.tx.us, randi.shade@ci.austin.tx.us, mike.martinez@ci.austin.tx.us

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Hello Council Members,

I am writing you today about the Callan-Boswell House, item agenda 67, C14H-2010-0016. I've lived in the Grooms Neighborhood for 28 years, two blocks from 408 E. 33rd. I strongly appose the demolition of this house. I support historical status for this house. We are loosing houses in our neighborhood at an alarming rate. As we loose older structures our area looses its character and since of place in Austin. Austin as a whole is diminished by these losses. As our city looses its history it becomes less special and more culturally bland and superficial. 408 E. 33rd is part of the fabric of our neighborhood and city. We cannot afford to loose this house.

Thank you for your time,  
Geoffrey Journey-Kaler

Late Backup

Dear Austin City Council,

I am writing to let you know that I strongly support the Historic Landmark Commission's recommendation for historic landmark status for the house at 408 East 33rd Street. The council should rule against a demo/relocation permit for this property. I was born and raised in the North University Neighborhood and have lived here for over 20 years. During this time the character of my neighborhood has been negatively impacted in a significant way by the near constant destruction of the original houses. As is the case with the 408 East 33rd house, most of these houses in my neighborhood have been demolished by non Austin residents to build much larger structures.

I strongly dispute the owner's claim that he wishes to reside at the property once a new structure is built. He has recently received a demo permit on another property on Park Blvd in the Hancock Neighborhood. I think it is far more likely that he plans to demolish both properties to build rental units. We need to stop sacrificing our historic neighborhoods to line the pockets of out of town developers.

I am particularly concerned about the loss of this house because we are seeking Historic District status for the Groom's Addition and this house is a contributing structure. Achieving Historic District status is one of the few options my neighbor has to protect itself from further losses of structures and maintain its historic character. The city should approve the historic status of this house to assist us in our application, not allow the house to be destroyed and thus undermine the character of our neighborhood.

As someone who works in the renewable energy field I am also concerned about the false argument presented by the owner that the new property will be a "green" home. Destroying an existing occupied structure wastes all of the energy that was consumed to build it. Even more energy must be expended to build a new structure. In addition modern homes built with all the latest "green" technology almost always consume more energy than historic homes because they are much larger. It is very unlikely that a new structure built at 408 East 33rd will ever pay back the energy lost as a result of demolition and far more likely that a new structure will consume more power.

I also opposed the relocation part of the permit because I think it is very unlikely that this will happen. The permit is for demolition / relocation and if issued will almost certainly result in the destruction of the home.

Please approve the historic status for this home and do not allow it to be destroyed, nothing less than the character and future of our city rests on your decision.

Sincerely,

Peter Journeay-Kaler

A handwritten signature in cursive script that reads "Peter Journeay-Kaler". The signature is written in black ink and is positioned below the typed name.

August 26, 2010

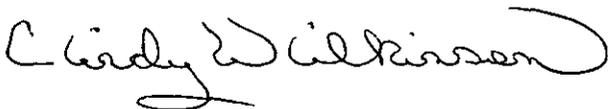
Mayor and City Council Members

CASE NO. C14H-2010-0016

Demolition of Callan-Boswell House located at 408 East 33rd St.

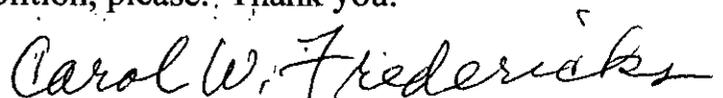
I have had the privilege to be born in Austin and grow up in a neighborhood "a stone's throw" north of the University of Texas. A so-called older neighborhood with houses that are unique and individual and part of Austin's history. Like Austin's history, these houses should be treasured and preserved. I oppose the demolition of the Callan-Boswell House located at 408 East 33rd Street. I ask the Mayor and City Council Members to support the recommendation of the Historic Landmark Commission to grant historic status to this precious cottage. Please help preserve the character and beauty of the North University Neighborhood.

Thank you.



Cindy Wilkinson  
200 East 34th Street  
Austin, Texas 78705

**Historic nature of THIS cottage and had it authenticated by historians. DON'T  
let the City of Austin authorize its demolition, please. Thank you.**



8-26-10

Mayor and Counsel Members

I am Bob Kaler, a member of NUNA and the Grooms Addition Historic District committee. I have served the association for 3 decades as an officer, a member of the executive committee and lately as an architect/urban planner.

I am speaking in support of the Landmark Commission's recommendation for landmark status for 408 east 34<sup>th</sup> st.

Crucial to the success of this recommendation is the date the cottage appears on the lot. These exhibits are based on the Sanborn Maps (not hear say) and establish a date no later than 1921. Other sources, such as tax records put the date as 1913.

City of Austin permits CONFIRM that the original cottage was RELOCATED ON LOT, not moved there from Whitis St. (more hear say). The cottage was there all along.

In addition the cottage exhibits the distinguishing characteristics of a recognized architectural style, the two pen Cumberland house. I have located only 6 in Austin, this is the sole one surviving in the Grooms Addition.

City directories establish black residency in the Grooms Addition in the early 20<sup>th</sup> century. Folklore places a black family, with a young daughter named Adelia, in a cottage east of Waller creek at the same time. There was only one cottage in that location, 408 east 33<sup>rd</sup> St. This story was told to Carol Journeay, Dian VanHelden and me by Adelia Keltner Neu. The creek was later put in 5x5 box culvert.

Demolitions: This map shows 250 structures demolished in the Grooms Addition, we cannot lose another.

August 26, 2010

Dear Mayor Leffingwell and Council Members Riley, Morrison, Spelman, Cole, Shade and Martinez,

The Callan-Boswell house lies within the proposed Grooms Addition Historic District and the boundaries of North University. As stated in NUNA's by laws, one of the main purposes of this association is to improve the quality of life in matters such as land use and environmental protection and to preserve the historic and unique character of NUNA.

Austin prides itself on being one of the greenest cities in the U.S. and yet demolition/relocation permits continue to be issued in Grooms Addition. The owners of the subject property have stated that they will build a five star green energy home should they receive a demo/relocation permit. Please consider the following:

When a building is demolished its embedded energy is lost. Recycling materials captures only limited resources. Relocation involves expended energy and historic importance is lost. No matter how green the new structure claims to be the energy to build it far outweighs that which would be involved in updating the existing structure.

The subject cottage appears to be in relatively good shape. Even if repairs are needed the reparability of existing materials reflects the greenest of attributes. Repairs extend service life, often doubling the life of materials, cutting in half the environmental impact.

The owners plan to build a new home on a small 5662.8 sq/ft lot. The square footage and footprint of a new house will most likely exceed that of the current dwelling. Small homes, such as the existing cottage, built to only moderate energy performance, use substantially less energy than a larger house built to the highest energy performance standards. Storm water runoff will probably be increased in an area that already has flooding problems.

Allowing a demo/relocation permit for the Callan-Boswell cottage makes no sense. Reusing intact buildings is the most efficient way to capitalize on being green.

*The Callan Boswell cottage already has an inherent environmental benefit because it already exists with smart passive strategies such as placement on the site, its front porch and repairable wood windows, all reflecting excellent ideas concerning energy efficiency. Historically, it serves as a perfect example as to how past generations in Austin were already green, with a basic understanding of how to create a sustainable environment with building forms that utilized such things as natural light, ventilation and durable and repairable materials.*

Across the nation, historic tax credits, which have stimulated the reuse of over 34,000 buildings and investments of over \$13 billion dollars may be the greenest legislation ever created. Your vote today for Historic Landmark status for the Callan-Boswell House would not only preserve the unique historic character of this charming cottage but would be one of the first steps needed to reduce Austin's carbon footprint tomorrow.

Respectfully,  
Carol Journeay  
Co-chair, Grooms Addition Historic Committee  
Past quadrant leader of NUNA